

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF ELEVEN (11) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 0201, 0206, 0303, 0403 AND 0404, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$25,700.000, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN..

WHEREAS, Shelby County has acquired eleven (11) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0005, 0201, 0206, 0303, 0403 and 0404, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said eleven (11) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, ELEVENNESSEE, That the sale of the aforementioned Eleven (11) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0005, 0201, 0206, 0303, 0403 and 0404, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$25,700.000, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of eleven (11) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 0201, 0206, 0303, 0403 and 0404. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these eleven (11) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

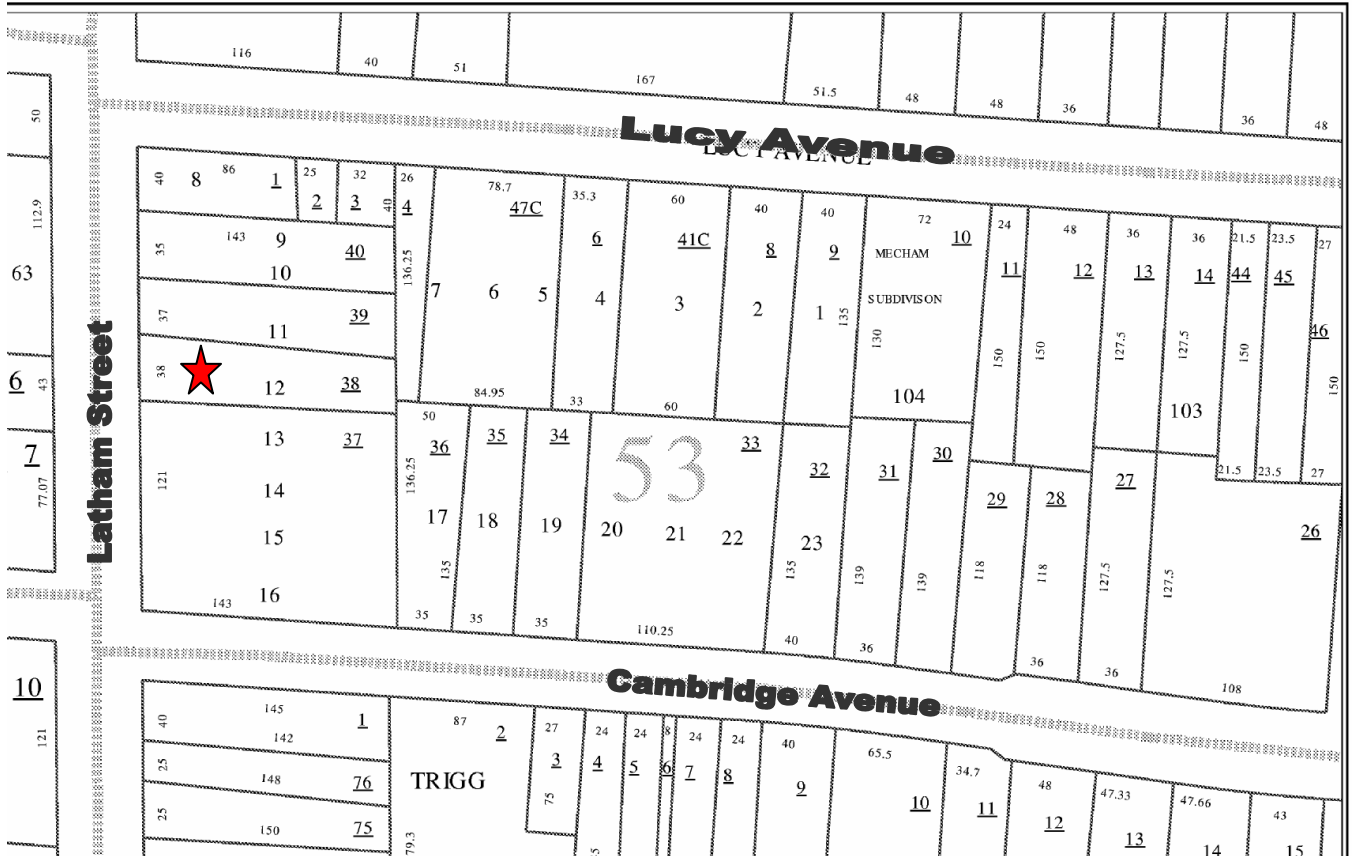
IV. Additional Information Relevant to Approval of this Item

EXHIBIT "A"									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
617	0403	013053000000380	1232 Latham St. 38' x 140'	RS-6	\$6,257.26	Elvis Kelly	\$1,700.00	\$1,700.00 Vacant Lot	Expand Property Size
671	0404	013058000000290	380 Richmond Ave. 60' x 102'	RS-6	\$4,168.49	Gennie Ayers	\$2,500.00	\$2,000.00 Vacant Lot	Expand Property Size
1517	0403	021051000000240	1100 Chelsea Ave. 51' x 110'	C-H	\$13,916.57	Trustees Meek & Humble Missionary Church	\$2,500.00	\$2,500.00 Vacant Lot	Church Property
1322	0404	021058000000030	1307 Smith Ave. 50' x 130'	R-D	\$7,895.51	Trustees New Unity Missionary Baptist Church	\$2,000.00	\$2,000.00 Vacant Lot	Church Property
1667	0303	021089000000190	1262 Jackson Ave. 47' x 100'	C-H	\$5,152.20	Memphis Institute of Barbering	\$4,000.00	\$3,000.00 Vacant Lot	Investment Property
2041	0201	022008000000030	230 Bethel Ave. 42' x 89'	C-H	\$8,846.84	TBJ Homes & Improvement, Co.	\$1,700.00	\$1,200.00 Vacant Lot	Investment Property
2947	0403	027030000000260	887 Griffith 35' x 86'	R-D	\$4,748.53	Louis Burke & Mary Burke	\$1,700.00	\$1,700.00 Vacant Lot	Expand Property Size
11220	0005	034042000000100	1578 Gabay St. 50' x 82'	RES	\$5,750.92	Thelma Hayes	\$1,800.00	\$1,200.00 Vacant Lot	Expand Property Size
6123	0403	042009000000190	1512 Harrison St. 40' x 150'	RS-6	\$10,386.59	Trustees New Cornerstone Ministries	\$1,800.00 Bid Off	\$2,800.00 Vacant Lot	Church Property
7418	0206	044008000000230	3042 McAdoo Ave. 50' x 139'	Comm	\$6,200.63	Phcong Hoang Thi To	\$6,000.00	\$6,000.00 Apt Bldg	Investment Property
10252	0403	061035000000110	2745 Enterprise Ave. 40' x 125'	RS-6	\$12,996.94	Trustees New Hope Baptist Church	\$1,800.00	\$1,600.00 Vacant Lot	Church Property

11 Properties

Total \$25,700.00

Ward 13



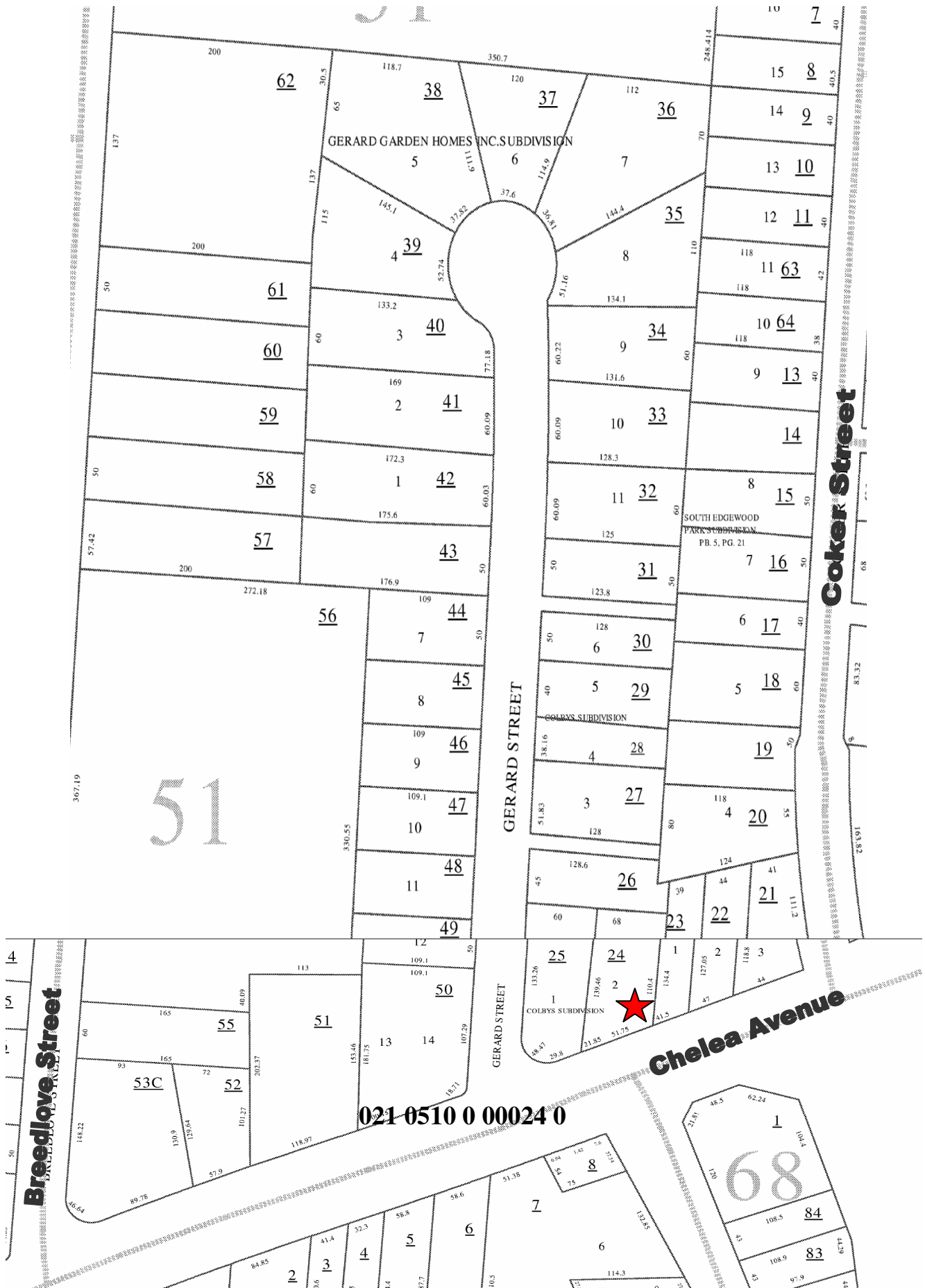
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Ward 13

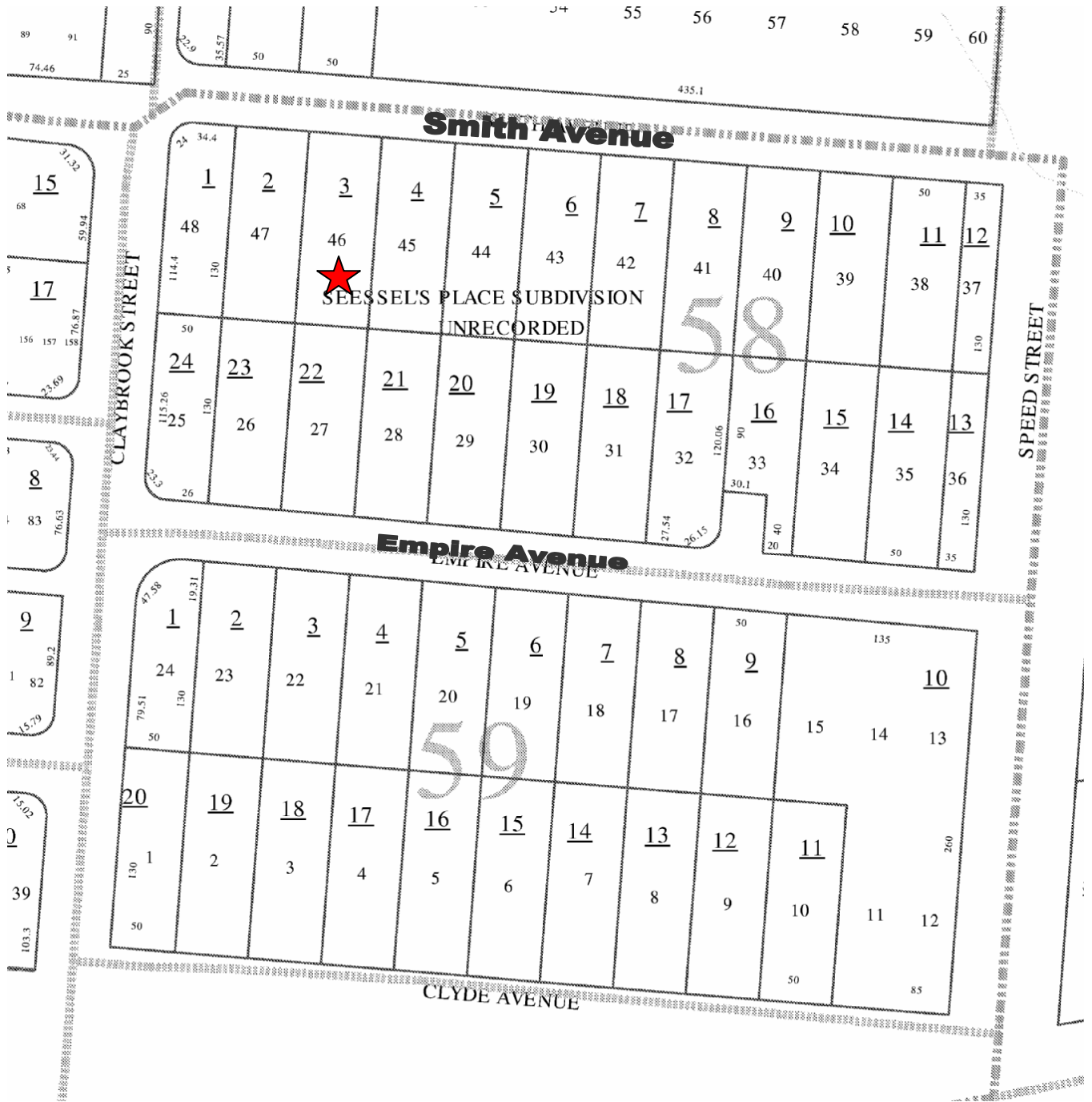


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Ward 21



021 0580 0 00003 0

Ward 21



021 0890 0 00019 0

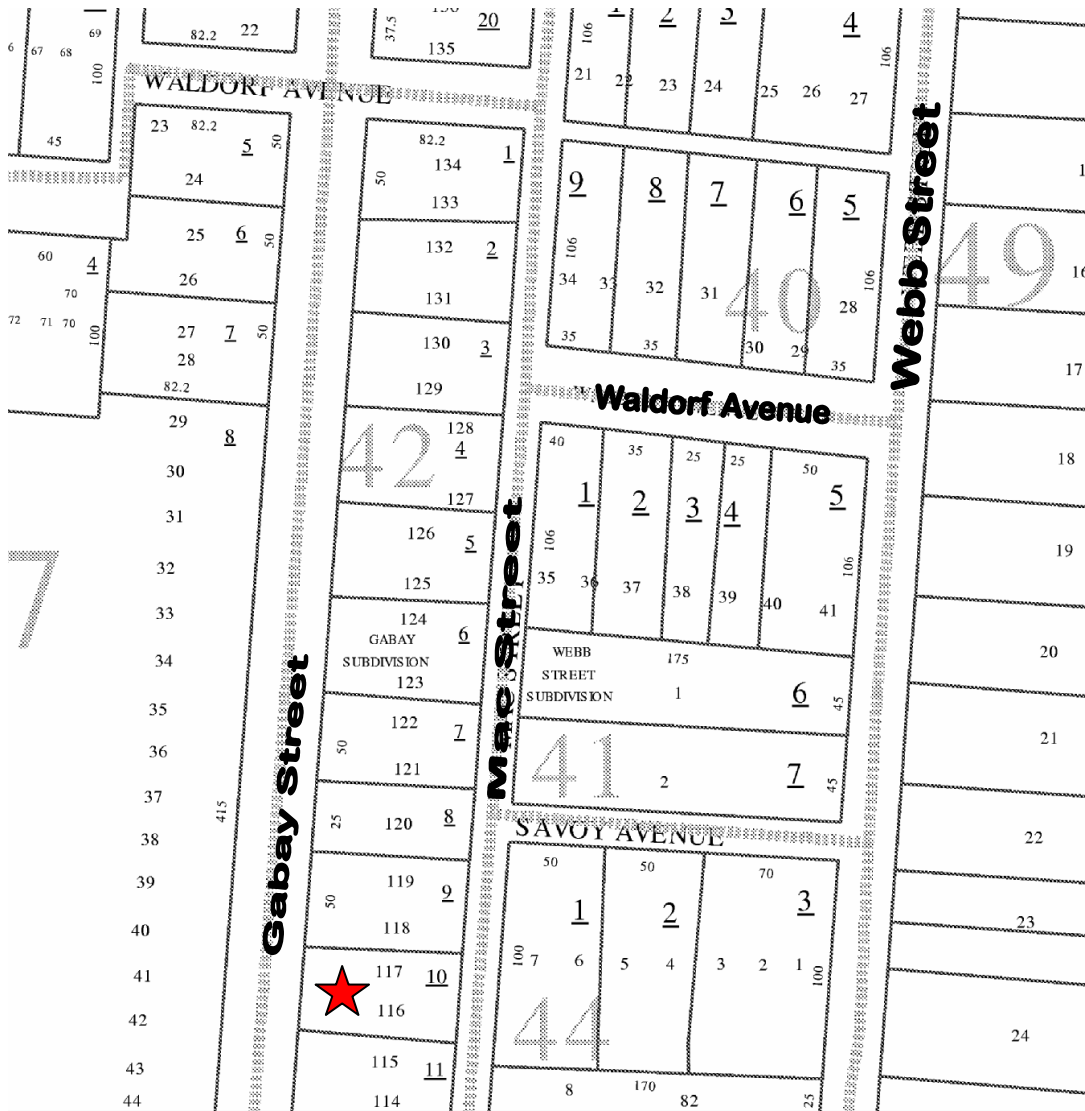
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Ward 27



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Ward 34



034 0420 0 00010 0

Ward 42

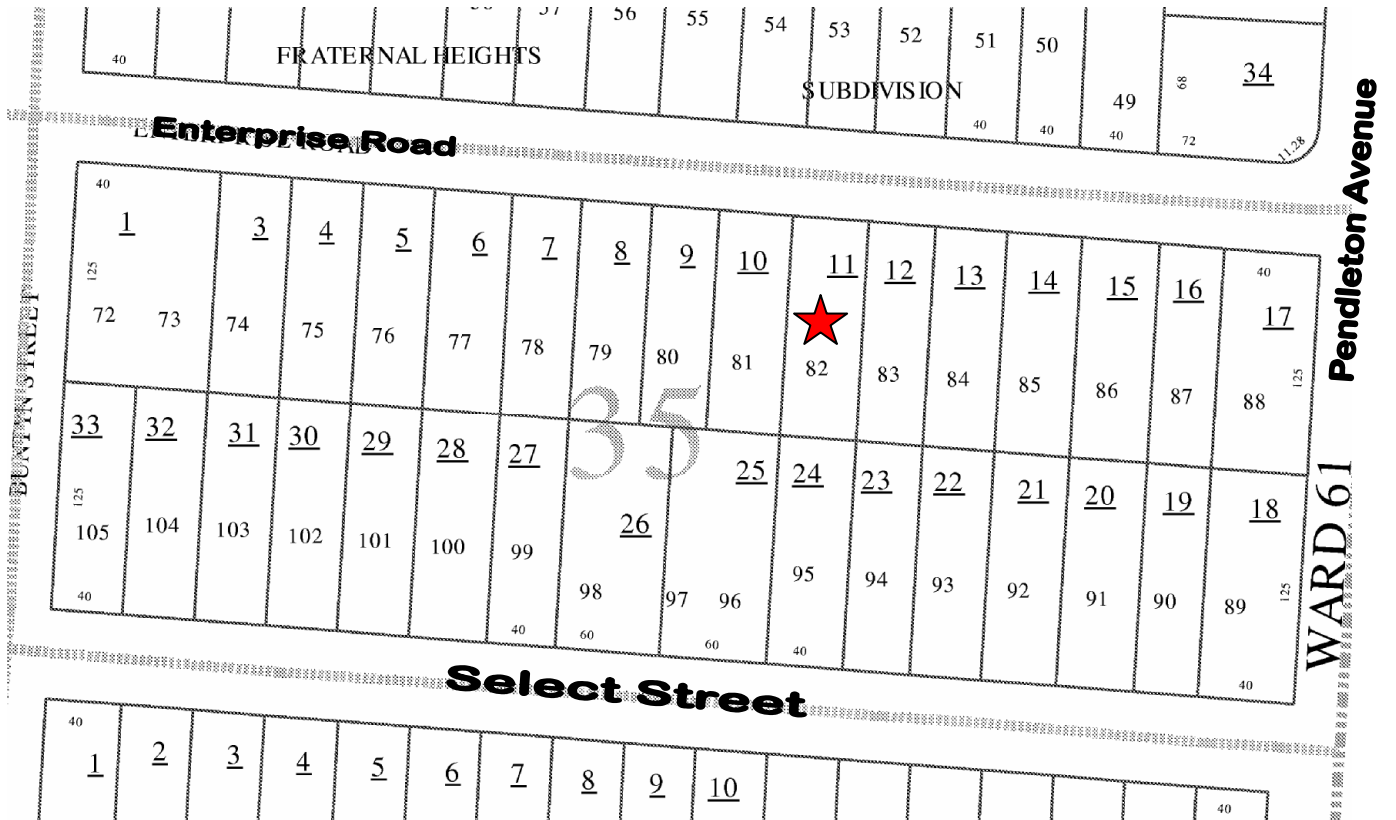
SANDERS AVENUE			HARRISON STREET			OAKWOOD STREET		
Sanders Street								
150	360	<u>1</u>	75	390	<u>3</u>	150	413	<u>2</u>
145	361	<u>28C</u>	145	389	<u>4</u>	150	412	<u>3</u>
145	362	<u>27</u>	145	388	<u>5</u>	150	411	<u>4</u>
145	363	<u>27</u>	145	387	<u>6</u>	150	410	<u>5</u>
150	364	<u>1</u>	150	391	<u>1</u>	150	414	<u>1</u>
150	365	<u>2</u>	150	392	<u>2</u>	150	415	<u>2</u>
150	366	<u>3</u>	150	393	<u>19</u>	150	416	<u>13</u>
150	367	<u>4</u>	150	394	<u>18</u>	150	417	<u>14</u>
150	368	<u>5</u>	150	395	<u>17</u>	150	418	<u>15</u>
150	369	<u>6</u>	150	396	<u>16</u>	150	419	<u>16</u>
150	370	<u>7</u>	150	397	<u>15</u>	150	420	<u>17</u>
150	371	<u>8</u>	150	398	<u>14</u>	150	421	<u>18</u>
150	372	<u>9</u>	150	399	<u>13</u>	150	422	<u>19</u>
150	373	<u>10</u>	150	400	<u>12</u>	150	423	<u>20</u>
150	374	<u>11</u>	150	401	<u>11</u>	150	424	<u>21</u>
150	375	<u>12</u>	150	402	<u>10</u>	150	425	<u>22</u>
150	376	<u>13</u>	150	403	<u>9</u>	150	426	<u>23</u>
150	377	<u>14</u>	150	404	<u>8</u>	150	427	<u>24</u>
150	378	<u>15</u>	150	405	<u>7</u>	150	428	<u>25</u>
150	379	<u>16</u>	150	406	<u>6</u>	150	429	<u>26</u>
150	380	<u>17</u>	150	407	<u>5</u>	150	430	<u>27</u>
150	381	<u>18</u>	150	408	<u>4</u>	150	431	<u>28</u>
150	382	<u>19</u>	150	409	<u>3</u>	150	432	<u>29</u>
150	383	<u>20</u>	150	410	<u>2</u>	150	433	<u>30</u>
150	384	<u>21</u>	150	411	<u>1</u>	150	434	<u>31</u>
150	385	<u>22</u>	150	412	<u>0</u>	150	435	<u>32</u>
150	386	<u>23</u>	150	413	<u>0</u>	150	436	<u>33</u>
150	387	<u>24</u>	150	414	<u>0</u>	150	437	<u>34</u>
150	388	<u>25</u>	150	415	<u>0</u>	150	438	<u>35</u>
150	389	<u>26</u>	150	416	<u>0</u>	150	439	<u>36</u>
150	390	<u>27</u>	150	417	<u>0</u>	150	440	<u>37</u>
150	391	<u>28</u>	150	418	<u>0</u>	150	441	<u>38</u>
150	392	<u>29</u>	150	419	<u>0</u>	150	442	<u>39</u>
150	393	<u>30</u>	150	420	<u>0</u>	150	443	<u>40</u>
150	394	<u>31</u>	150	421	<u>0</u>	150	444	<u>41</u>
150	395	<u>32</u>	150	422	<u>0</u>	150	445	<u>42</u>
150	396	<u>33</u>	150	423	<u>0</u>	150	446	<u>43</u>
150	397	<u>34</u>	150	424	<u>0</u>	150	447	<u>44</u>
150	398	<u>35</u>	150	425	<u>0</u>	150	448	<u>45</u>
150	399	<u>36</u>	150	426	<u>0</u>	150	449	<u>46</u>
150	400	<u>37</u>	150	427	<u>0</u>	150	450	<u>47</u>
150	401	<u>38</u>	150	428	<u>0</u>	150	451	<u>48</u>
150	402	<u>39</u>	150	429	<u>0</u>	150	452	<u>49</u>
150	403	<u>40</u>	150	430	<u>0</u>	150	453	<u>50</u>
150	404	<u>41</u>	150	431	<u>0</u>	150	454	<u>51</u>
150	405	<u>42</u>	150	432	<u>0</u>	150	455	<u>52</u>
150	406	<u>43</u>	150	433	<u>0</u>	150	456	<u>53</u>
150	407	<u>44</u>	150	434	<u>0</u>	150	457	<u>54</u>
150	408	<u>45</u>	150	435	<u>0</u>	150	458	<u>55</u>
150	409	<u>46</u>	150	436	<u>0</u>	150	459	<u>56</u>
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150	412	<u>49</u>	150	439	<u>0</u>	150	462	<u>59</u>
150	413	<u>50</u>	150	440	<u>0</u>	150	463	<u>60</u>
150	414	<u>51</u>	150	441	<u>0</u>	150	464	<u>61</u>
150	415	<u>52</u>	150	442	<u>0</u>	150	465	<u>62</u>
150	416	<u>53</u>	150	443	<u>0</u>	150	466	<u>63</u>
150	417	<u>54</u>	150	444	<u>0</u>	150	467	<u>64</u>
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150	422	<u>59</u>	150	449	<u>0</u>	150	472	<u>69</u>
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150	499	<u>36</u>	150	526	<u>0</u>	150	549	<u>46</u>
150	500	<u>37</u>	150	527	<u>0</u>	150		

Ward 44



044 0080 0 00023 0

Ward 61



061 0350 0 00011 0